

PALM BEACH COUNTY
PLANNING, ZONING AND BUILDING DEPARTMENT
ZONING DIVISION



ZONING COMMISSION HEARING

Thursday, May 2, 2024

**9:00 a.m., 1st Floor Vista Center,
2300 N Jog Rd, West Palm Beach, 33411**

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Zoning Commission Annual Election of Chair and Vice Chair
- D. Remarks of the Chair
- E. Notice
- F. Proof of Publication
- G. Swearing In
- H. Approval of the Minutes
- I. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - Motion to adopt the Agenda
- J. Disclosures for All items on Agenda
- K. Conflicts/Recusals

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

AGENDA
PALM BEACH COUNTY
ZONING COMMISSION
MAY 2, 2024

CALL TO ORDER

- A. Roll Call – 9:00 AM.
- B. Opening Prayer and Pledge of Allegiance
- C. Zoning Commission Annual Election of Chair and Vice Chair
- D. Remarks of the Chair

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista enter, Ken Rogers Hearing Room, VC-1W-47, 2300 N. Jog Road, West Palm Beach, FL, to consider proposed applications and staff recommendations pursuant to and other actions the Palm Beach County Unified Land Development Code. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing at 301 N. Olive Avenue, West Palm Beach, FL, in the Jane M. Thompson Memorial Chambers, 6th Floor, at 9:30 A.M. on applications not subject to Zoning Commission final action.

- E. Notice

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following:

- Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.
- Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.
- Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.
- Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.
- The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.
- Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- F. Proof of Publication - **Motion** to receive and file
- G. Swearing In - County Attorney
- H. Approval of the Minutes - [Motion to approve the minutes](#)
- I. Amendments to the Agenda
 - Presentation of Add/Delete
 - Request to Pull Items from Consent
 - **Motion** to adopt the Agenda
- J. Disclosures for all items on Agenda
- K. Conflicts/Recusals

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

- A. Postponements
- B. Remands
- C. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

- A. Requests to pull items from Consent
 - B. Zoning Applications
1. [PDD/DOA-2023-00848 Valencia Cove AGR PUD Preserve](#) (2004-00369)
Zoning Application of One Mile Properties LLC, Michael Crabb, Anthony Amante by JMorton Planning & Landscape Architecture
Location: Northwest corner of Atlantic Avenue and Starkey Road
Project Manager: Imene Haddad, Senior Site Planner
BCC District: 5
Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.
 - a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 22.07 acres
MOTION: To recommend approval of item 1.a
 - b. **Title:** a Development Order Amendment **Request:** to delete land area (22.07 acres) and add land area (22.07 acres) for an existing 1,392.48 acre
MOTION: To recommend approval of item 1.b
 - c. **Title:** a Development Order Amendment **Request:** to allow the partial release of the Conservation Easement recorded in ORB 2802 Page 0966 on 22.07 acres from the previously approved 134.77 acres
MOTION: To recommend approval of item 1.c
 2. [Z-2023-00850 One Mile Property](#) (2023-00016)
Zoning Application of One Mile Properties LLC by JMorton Planning & Landscape Architecture
Location: Northwest corner of Atlantic Avenue and Starkey Road
Project Manager: Imene Haddad, Senior Site Planner
BCC District: 5
Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.
 - a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve (AGR) Zoning District on 22.07 acres
MOTION: To recommend approval of item 2.a

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications

3. [ABN/DOA/CA-2022-01898 Lantana Plaza](#) (2003-00099)

Zoning Application of Lantana Parcel LLC by Cotleur & Hearing, Inc.

Location: Northeast corner of Lantana Road and Haverhill Road

Project Manager: Jordan Jafar, Senior Site Planner

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Requested Use for a Financial Institution on 9.65 acres

MOTION: No action necessary

- b. **Title:** a Development Order Amendment **Request:** to modify the overall MUPD site plan to add and delete uses, to add square footage and, to modify Conditions of Approval on 9.65 acres

MOTION: To recommend approval of item 3.b

- c. **Title:** a Class A Conditional Use **Request:** to allow Retail Gas and Fuel Sales and Convenience Store on 9.65 acres

MOTION: To recommend approval of item 3.c

4. [ABN/ZV/Z/CA-2023-00669 Peace Village](#) (1989-00051)

Zoning Application of Union Congregational Church of West Palm Beach FL by JMorton Planning & Landscape Architecture

Location: Southwest corner of Summit Boulevard and Haverhill Road

Project Manager: Joyce Lawrence, Senior Site Planner

BCC District: 3

Staff Recommendation: Staff recommends denial of items d. and e., and recommends approval of a., b., and c. If the ZC recommends approval of d. and e., the recommendation shall be subject to the Conditions of Approval in Exhibit C-1 and C-2.

- a. **Title:** a Development Order Abandonment **Request:** to abandon a Special Exception for a Planned Unit Development on 6.48 acres

MOTION: No action necessary

- b. **Title:** a Development Order Abandonment **Request:** to abandon a Special Exception for a Church and Accessory Buildings and Structures on 6.48 acres

MOTION: No action necessary

- c. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Residential Single Family (RS) Zoning District to the Residential Multifamily (RM) Zoning District on 6.48 acres

MOTION: To recommend approval of item 4.d

- d. **Title:** a Type 2 Variance **Request:** to allow a 37% (76 space) reduction in the number of required parking spaces on 6.48 acres

MOTION: To recommend denial of item 4.c

- e. **Title:** a Class A Conditional Use **Request:** to allow Affordable Housing Density increase greater than 50% (a 100% increase for 52 additional units) on 6.48 acres

MOTION: To recommend denial of item 4.e

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY
- B. PLANNING DIRECTOR
- C. ZONING DIRECTOR
- D. EXECUTIVE DIRECTOR
- E. COMMISSIONERS

ADJOURNMENT